116.0	0001	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,700 /	637,700
					USE VALUE:	637,700 /	637,700
					ASSESSED:	637,700 /	637,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
258		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOGARTY SUZANNE	
Owner 2:		
Owner 3:		
Street 1:	258 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	296 FULTON ST
Twn/City:	MEDFORD
St/Prov:	MA
Postal:	02155

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,874 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1933, having primarily Wood Shingle Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6874.000	198,500	800	438,400	637,700
Total Card	0.158	198,500	800	438,400	637,700
Total Parcel	0.158	198,500	800	438,400	637,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.48 | /Parcel: 386.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,500	800	6,874.	438,400	637,700	637,700	Year End Roll	12/18/2019
2019	101	FV	167,000	800	6,874.	444,600	612,400	612,400	Year End Roll	1/3/2019
2018	101	FV	184,000	0	6,874.	331,900	515,900	515,900	Year End Roll	12/20/2017
2017	101	FV	184,000	0	6,874.	300,600	484,600	484,600	Year End Roll	1/3/2017
2016	101	FV	184,000	0	6,874.	288,100	472,100	472,100	Year End	1/4/2016
2015	101	FV	173,400	0	6,874.	244,200	417,600	417,600	Year End Roll	12/11/2014
2014	101	FV	173,400	0	6,874.	231,700	405,100	405,100	Year End Roll	12/16/2013
2013	101	FV	200,400	0	6,874.	220,400	420,800	420,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8993

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	59889-562		8/30/2012	Private	325,000	No	No		
BARTLETT GEORGE	59408-203		6/28/2012	Estate/Div	250,000	No	No		
	12331-660		11/20/1972			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2012	1026	Manual	3,000					STRUCTURAL REPAIRS
1/26/2007	53	Re-Roof	16,500			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Missed Appt.	PH	Patrick H
9/4/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	163	PATRIOT
2/11/2000	Meas/Inspect	263	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6874		Sq. Ft.	Site		0	70.	0.91	5									438,355						438,400	

Total AC/HA: 0.15781 | Total SF/SM: 6874 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,355 | Spl Credit | Total: 438,400

User Acct

74332

GIS Ref

GIS Ref

Insp Date

09/04/18

!8993!

PRINT

Date	Time
12/10/20	23:31:09

LAST REV

Date	Time
10/02/18	12:02:45

apro

USER DEFINED

Prior Id # 1:	74332
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28636360
Const Adj.:	0.98990101
Adj $ / SQ:	133.704
Other Features:	60750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332422
Depreciation:	133966
Depreciated Total:	198456

COMMENTS

ATC FAIR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

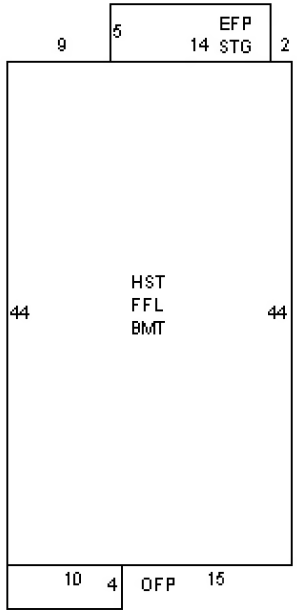
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.70
Special Features:	0	Val/Su Net:	67.75
Final Total:	198500	Val/Su SzAd	120.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	40.110	44,122
FFL	First Floor	1,100	133.700	147,075
HST	Half Story	550	133.700	73,537
EFP	Enclos Porch	70	65.450	4,582
STG	Storage	70	8.770	614
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	2,930			Total:	271,672
Size Ad	1650	Gross Are	3480	FinArea	1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

116.0-0001-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X8	A	FR	1965	0.00	T	51	101						
19	Patio	D	Y	1	19X11	A	GD	2016	4.04	T	3.8	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800